

CERTIFICATE OF SURVEY

For Dale Zorman
Part of the Northwest Quarter of the Southwest Quarter,
Section 1, Township 141 North, Range 26 West,
Cass County, Minnesota

LEGEND

- ⊕ Capped Rebar set, marked PLS #51766
- ⊙ Found Iron Pin
- Found Capped Pipe, marked PLS #12261
- Found 3/8" Rebar
- ⊕ Found 1 1/2" Iron Pipe
- ⊗ Calculated Position

NE Corner
WESTERN ADD

Proposed Parcel A Description:

That part of the Northwest Quarter of the Southwest Quarter, Section 1, Township 141 North, Range 26 West of the Fifth Principal Meridian, Cass County, Minnesota, further described as follows:

Commencing at the southwest corner of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 59 minutes 52 seconds East, assigned bearing, along the south line of said Northwest Quarter of the Southwest Quarter a distance of 1005.00 feet to the point of beginning; thence due North a distance of 284.81 feet to the south line of Outlot A, plat of HICKS ADDITION TO REMER; thence South 46 degrees 19 minutes 02 seconds East along said south line a distance of 414.91 feet to said south line of the Northwest Quarter of the Southwest Quarter; thence South 88 degrees 59 minutes 52 seconds West along said south line a distance of 300.10 feet to the point of beginning.

Parcel contains 1.0 acres more or less.

Remnant Parcel Description:

That part of the Northwest Quarter of the Southwest Quarter, Section 1, Township 141 North, Range 26 West of the Fifth Principal Meridian, Cass County, Minnesota, further described as follows:

Commencing at the southwest corner of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 59 minutes 52 seconds East, assigned bearing, along the south line of said Northwest Quarter of the Southwest Quarter a distance of 345.50 feet to the point of beginning; thence continue North 88 degrees 59 minutes 52 seconds East along said south line a distance of 659.50 feet; thence due North a distance of 284.81 feet to the south line of Outlot A, plat of HICKS ADDITION TO REMER; thence North 46 degrees 19 minutes 02 seconds West along said south line a distance of 925.63 feet to the east right of way of platted Neva Avenue, Plat of WESTERN ADDITION TO REMER; thence South 00 degrees 36 minutes 27 seconds East along said right of way a distance of 942.51 feet to the point of beginning.

EXCEPT

The East 70.00 feet of the West 415.50 feet of the South 103.00 feet of the Northwest Quarter of the Southwest Quarter, Section 1, Township 141 North, Range 26 West of the Fifth Principal Meridian, Cass County, Minnesota.

Parcel contains 9.2 acres more or less.

Surveyor's Note:

The parent parcel descriptions for the two new parcels can be found in Document No. A613354 and Document No. A646998 in the office of the Cass County Recorder.

WESTERN
ADDITION
TO REMER

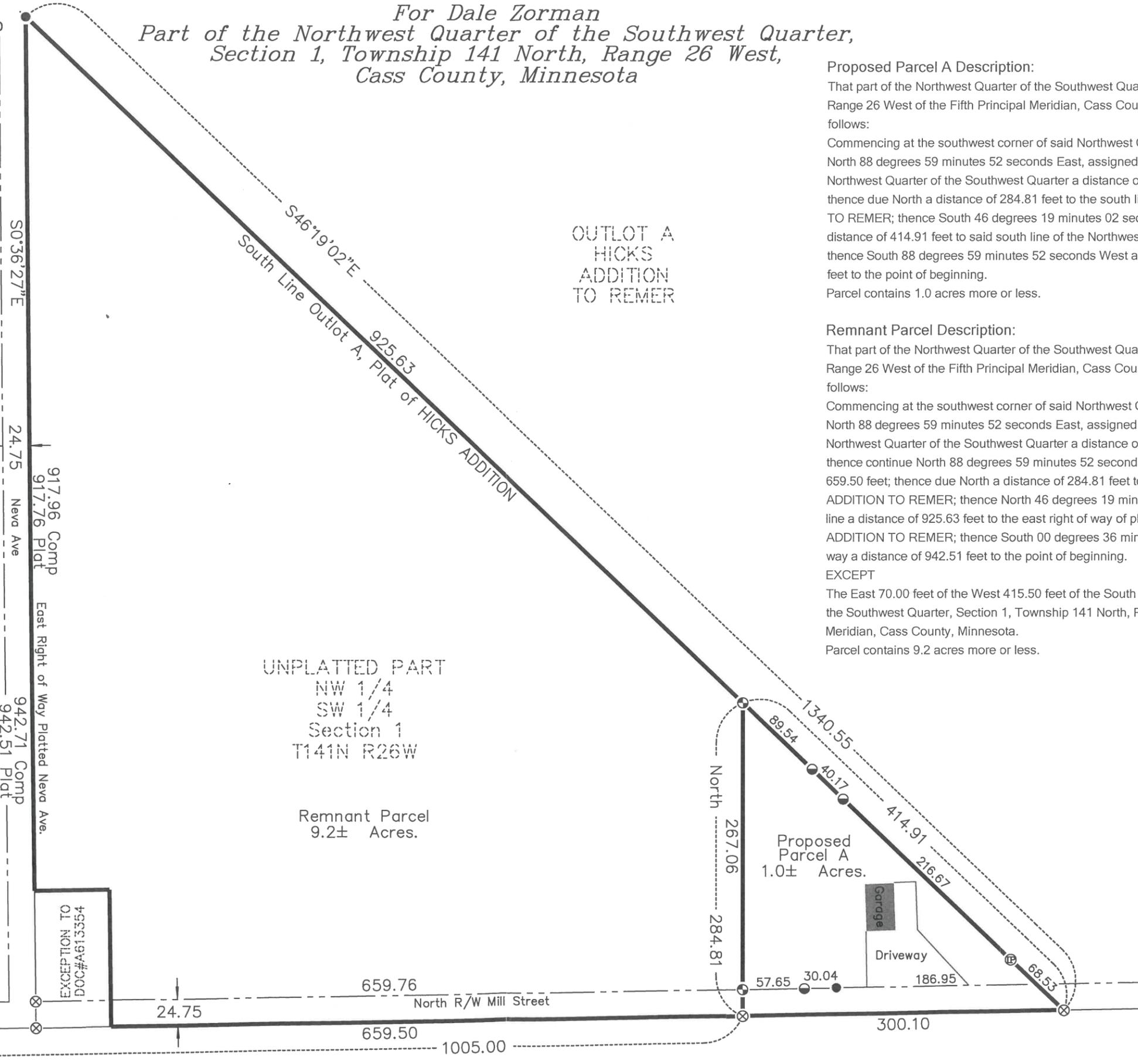


0 50 100 200
SCALE IN FEET

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Chris Mattila
Date: 1-5-23 License No. 51766

SW Corner
NW1/4 - SW1/4 South Line NW1/4 - SW1/4
345.50 Plat
N88°59'52"E



EXCEPTION TO
DOC#A613354

NORTHERN LIGHTS
SURVEYING SERVICES
1205 E US HWY 169
Grand Rapids, MN. 55744
Phone: (218) 326-5325
grandrapids@nlsurvey.com

PREPARED FOR:
Dale Zorman

SECTION: <u>1</u>
TOWNSHIP <u>141</u> NORTH
RANGE <u>26</u> WEST
COUNTY: <u>Cass</u>
DATE: <u>1/05/2023</u>
DRAWN BY: <u>JJ</u>
JOB NO: <u>GR2022-192</u>
DRAWING NO: <u>2022-192</u>